



| BUILDING CHARACTERISTICS |                  |                  |                                                                                 |              |                      |             |                |                |          | MARKET ADJUSTMENTS |           |         |                   |       |          |                   |           |            |                | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|------------------|---------------------------------------------------------------------------------|--------------|----------------------|-------------|----------------|----------------|----------|--------------------|-----------|---------|-------------------|-------|----------|-------------------|-----------|------------|----------------|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION     | TYPE                                                                            | MDL          | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB                | ECON      | FNCT    |                   | NORM  | % COND   | VALUATION SUMMARY |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 100      | 0820                                                                            | 02           | 1,848                | 123.2000    | 104.72         | 193,523        | 1988     | 1988               | 0         | 0       | 0                 | 70.00 | 30.00    | STANDARD          |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100    | 1 M/H 93- 100% - 0                                                              |              |                      |             |                |                |          |                    |           |         | Heated Area: 1848 |       |          |                   |           | HX Base Yr |                |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 12               | MODULAR MT 100   | <div>28</div> <div>66</div> <div>28</div> <div>66</div> <div>BAS<br/>1993</div> |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 80        |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 20     |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100            |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100            |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100   |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100           |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100            |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 04               | DIST 01 100      |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 | 0200             | MOBILE HOME      |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          | 04                |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4048.00          |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR                                                                            | TOT ADJ AREA | SUBAREA MARKET VALUE |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,848            | 100              | 1993                                                                            | 1,848        | 58,057               |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 1,848            |                  |                                                                                 | 1,848        | 58,057               |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                                                                                 |              | 85399 FAYE RD, YULEE |             |                |                |          |                    |           |         |                   |       | BLD DATE |                   | LGL DATE  |            | 05/11/2026 MLU |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       | XF DATE  |                   | LAND DATE |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       | INC DATE |                   | AG DATE   |            |                |                        |  |  |  |  |  |  |  |  |  |
| L N                      | OB/XF CODE       | DESCRIPTION      | BLD                                                                             | CAP          | L                    | W           | UNITS          | UT             | Adj R    | ADJ UNIT PRICE     | ORIG COND | YEAR ON | YEAR ACTUAL       | Q     | % COND   | OB/XF MKT VALUE   | NOTES     |            |                |                        |  |  |  |  |  |  |  |  |  |
| 1                        | 0940             | SHEDS/PORT       | 0                                                                               | 100          | 20                   | 20          | 400.00         | SF             | 30.00    | 30.00              | 100       | 1982    | 1982              | 3     | 20       | 2,400             |           |            |                |                        |  |  |  |  |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB       | 0                                                                               | 100          | 0                    | 0           | 1.00           | UT             | 3,500.00 | 3,500.00           | 100       | 1988    | 1988              | 3     | 60       | 2,100             |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                |          |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                 |              |                      |             |                |                | </       |                    |           |         |                   |       |          |                   |           |            |                |                        |  |  |  |  |  |  |  |  |  |